BOOK 5034 PAGE 731

SEND TAX BILL TO:
First Federal S&L
214 N. Cumberland
Lebanon, TN 37087

FIELD BOOK #2DU 17280
& 2DU 17300
MAP & PARCEL #163-54
& 163-55

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD, Attorney at Law
105-1/2 South Cumberland
Lebanon, Tennessee 37087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty-Five Thousand Dollars ($55,000.00), cash in hand paid, the receipt of which is hereby acknowledged, we, PAUL W. HARTMAN and wife, PHYLLIS HARTMAN, have this day bargained, sold, transferred and conveyed unto WILLIAM F. GRIFFITH and wife, PATRICIA D. GRIFFITH, their heirs and assigns, the following described tract or parcel of land, to-wit:

TRACT NO. 1

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a stone on the county road, Robert Walker's northeast corner, thence with his east line, south 23 poles to a stake, thence east 14 poles to a stake, thence north 23 poles to the county road, thence west with said road 14 poles more or less, to the beginning.

DEED REFERENCE:
Being the same property conveyed unto the Grantors herein by deed from E. H. Jones, et ux, of record in Book 4710, Page 197, Register's Office for Davidson County, Tennessee.

This is improved property.

THERE IS INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE the following described property conveyed to T. H. Appleby and wife, Rosie Lee Appleby by deed from E. H. Jones and wife, Virginia T. Jones, of record in Book 4134, Page 244, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being described as follows: BEGINNING at a stone on the county road, Robert Walker's northeast corner, thence with his east line south 23 poles to a stake, thence east 7 poles to a stake, thence north 23 poles to the county road, thence west with said road, 7 poles, more or less, to the beginning.

TRACT NO. 2

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a point in the center line of the Antioch-Mt. View Road, said point being Tony Morgan's northeast corner; thence with said Morgan's easterly line, with fence south 3° 30' west 350 feet to a point, being said Morgan's southeast corner; thence with Morgan's southerly line and with fence, south 86° west 225 feet to a point in T. J. McMurrough's line; thence with said McMurrough's line and with fence, south 3° west 336 feet to a fence corner; thence with Collins and Shumate's line, south 86° 30' east, with fence, 1396 feet to a fence corner; thence north 3° 30' west 270 feet to the center of

said Antioch-Mt. View Road; thence with the center line of said Road, north 70° west 210 feet, north 82° west 100 feet, north 89° west 300 feet, north 75° 30' west 100 feet, north 65° west 100 feet, north 55° west 100 feet, north 30° west 100 feet, north 26° west 100 feet, north 41° west 100 feet, and north 61° west 100 feet to the point of beginning, containing 12.28 acres, more or less, according to survey made on November 10, 1942, by Z. J. Wilkinson, Surveyor.

INCLUDING BUT EXCLUDING THEREFROM a strip of land 1270 feet in length, containing 0.64 of an acre, more or less, conveyed to Davidson County, by an instrument of record in Book 1634, Page 604, Register's Office for said County, described as follows: A strip of land from Station 24+60 to Station 30+20 average width 8', extending 30' on the right of the center line.
A strip of land from Station 30+20 to Station 37+30, average width 24', extending 30' on the right of the center line.
A strip of land from Station 32+50 to Station 36+90, average width 15', extending 30' on the left of the center line.

ALSO INCLUDING BUT EXCLUDING THEREFROM a tract of land near Antioch, Tennessee, described according to a survey thereof, made January 2, 1953, by Ralph W. C. Lambert, Surveyor, and conveyed to A. J. Rainey and wife, Mary Esther Rainey, by deed from Robert L. Rainey, Jr. and wife, of record in Book 2245, Page 528, Register's Office for said County, as follows: . BEGINNING at a Railroad spike in the center of Antioch Road; thence south 8° 30' west 310.5 feet to an iron pin; thence south 86° 30' east 594 feet to a fence post; thence north 3° 30' west 258.5 feet to a Railroad spike in the center of Antioch Road; thence north 81° 30' west 534.5 feet to the point of beginning, containing 3.68 acres, more or less.

DEED REFERENCE:
Being the same property conveyed unto the Grantors herein by deed from Beecher Jackson, et ux, dated _____, 19____, and of record in Book 3532, Page 117, Register's Office for Davidson County, Tennessee.

This is _____improved _____unimproved property.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said WILLIAM F. GRIFFITH and wife, PATRICIA D. GRIFFITH, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever, EXCEPTING, HOWEVER, taxes for the year 1977 and thereafter, all of which the Grantees herein assume and agree to pay. Taxes for the year 1976 shall be prorated as of date of deed and settled in cash between the parties, with Grantees assuming payment thereof.

D53519

TENNESSEE REFERENCE

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 10th day of June, 1976.

Paul W. Hartman
PAUL W. HARTMAN

Phyllis Hartman
PHYLLIS HARTMAN

JUN 14 12 09 PM '76
REGISTER
DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILSON, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within named bargainors, PAUL W. HARTMAN and wife, PHYLLIS HARTMAN, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, this the 10 day of June, 1976.

Notary Public

My commission expires:

10-22-77

JUN 14	CONV	55,000.00		
JUN 14	S TAX		143.00	
JUN 14	R FEE		.50	
JUN 14	DEED		6.00	* 149.50

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $55,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 10 day of June 19 76

C. E.
10-22-77